

Return acknowledgment to:



Capitol Services, Inc.

P.O. Box 6300 Albany, NY 12206
800/662-0171

MEMORANDUM OF LEASE

This Memorandum of Lease is made and entered into on the 16th day of April, 2009, by and between Joe Poppenheimer, a Mississippi Resident ("**Landlord**") and NPC INTERNATIONAL, INC., a Kansas Corporation ("**Tenant**") who agree as follows:

1. Landlord leases to Tenant and Tenant leases from Landlord that certain real property, together with all the improvements thereon and appurtenances thereunto belonging (the "**Premises**"), which legal description is attached hereto and incorporated herein as Exhibit "A", commonly known as:

PIZZA HUT #1735
SOUTHAVEN DEL (GOODMAN RD)
3026 GOODMAN RD
SOUTHAVEN, MS

for a term of Five, (5) years, commencing on July 1, 2000, and expiring due to the Lease, Lease extensions and/or options on June 30, 2011. Tenant has 1 - 3 Yr options to extend the term of the Lease as more particularly set forth in the Lease.

2. Notice is hereby given that Landlord shall not be liable for any labor, services, or materials furnished or to be furnished to Tenant, or to anyone holding any of the Premises through or under Tenant, and that no mechanic's or other liens for any such labor, services or materials shall attach to or affect the interest of Landlord in and to any of the Premises.
3. This Memorandum of Lease is prepared for the purpose of recordation and does not modify the provisions of the lease dated July 27, 2000, as amended and/or supplemented and entered into by and between Landlord and Tenant (the "**Lease**"). The Lease is incorporated herein by reference. If there are any conflicts between the Lease and this Memorandum of Lease, the provisions of the Lease shall prevail.

(Signatures Appear on the Following Pages)

4824360

(Landlord's Signature Page)

Signed, sealed and delivered
in the presence of:

Witnesses:

LANDLORD:

First Witness

Joe Poppenheimer Management, LLC

Printed Name of First Witness

By: Elizabeth P. Carroll
Name: Elizabeth P. Carroll
Title: Manager

Second Witness

Address: 1018 Goodman Rd.
Horn Lake, MS 38637

Printed Name of Second Witness

Notary Acknowledgment

STATE OF Mississippi

COUNTY OF DeSoto

On this 13th day of April, 2009, before me, personally appeared Elizabeth P. Carroll, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) appear within the instrument and acknowledged to me that he/she has executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public Mary J. Jern

MY COMMISSION EXPIRES
AUGUST 27 2010

MARY J. JERN
NOTARY
SEAL
DESOTO COUNTY, MS

(Tenant's Signature Page)

Signed, sealed and delivered
in the presence of:

Witnesses:

Tracy Williams
First Witness

Tracy Williams
Printed Name of First Witness

Maria Sands
Second Witness

Maria Sands
Printed Name of Second Witness

TENANT:

NPC INTERNATIONAL, INC.,
a Kansas Corporation

By: Susan Dechant
Name: Susan Dechant
Title: Vice President & CAO

Address 720 West 20th Street
Pittsburg, Kansas 66762

Notary Acknowledgment

STATE OF KANSAS)

COUNTY OF CRAWFORD)

On this 5 day of May, 2009, before me, personally appeared Susan Dechant, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) appear within the instrument and acknowledged to me that he/she has executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public: Angela Lavery (Seal)

Angela Lavery
Notary Public
State of Kansas

my commission expires: 04/21/13

EXHIBIT "A"

Located in the Goodman and Getwell with an address of 3000 Goodman Road in Southaven, Mississippi, more particularly described as:

Lot 1, Goodman/Getwell Commercial Subdivision, as shown by plat of record in Plat Book 60, Pages 1-2, lying and being situated in Section 27, Township 1 South, Range 7 West, DeSoto County, Mississippi.

The store, also known as Unit 3026 and 3028 is located the Goodman and Getwell center consists of approximately 2,200 square feet and is more particularly described in Exhibit A-1 attached hereto.

EXHIBIT "A-1"

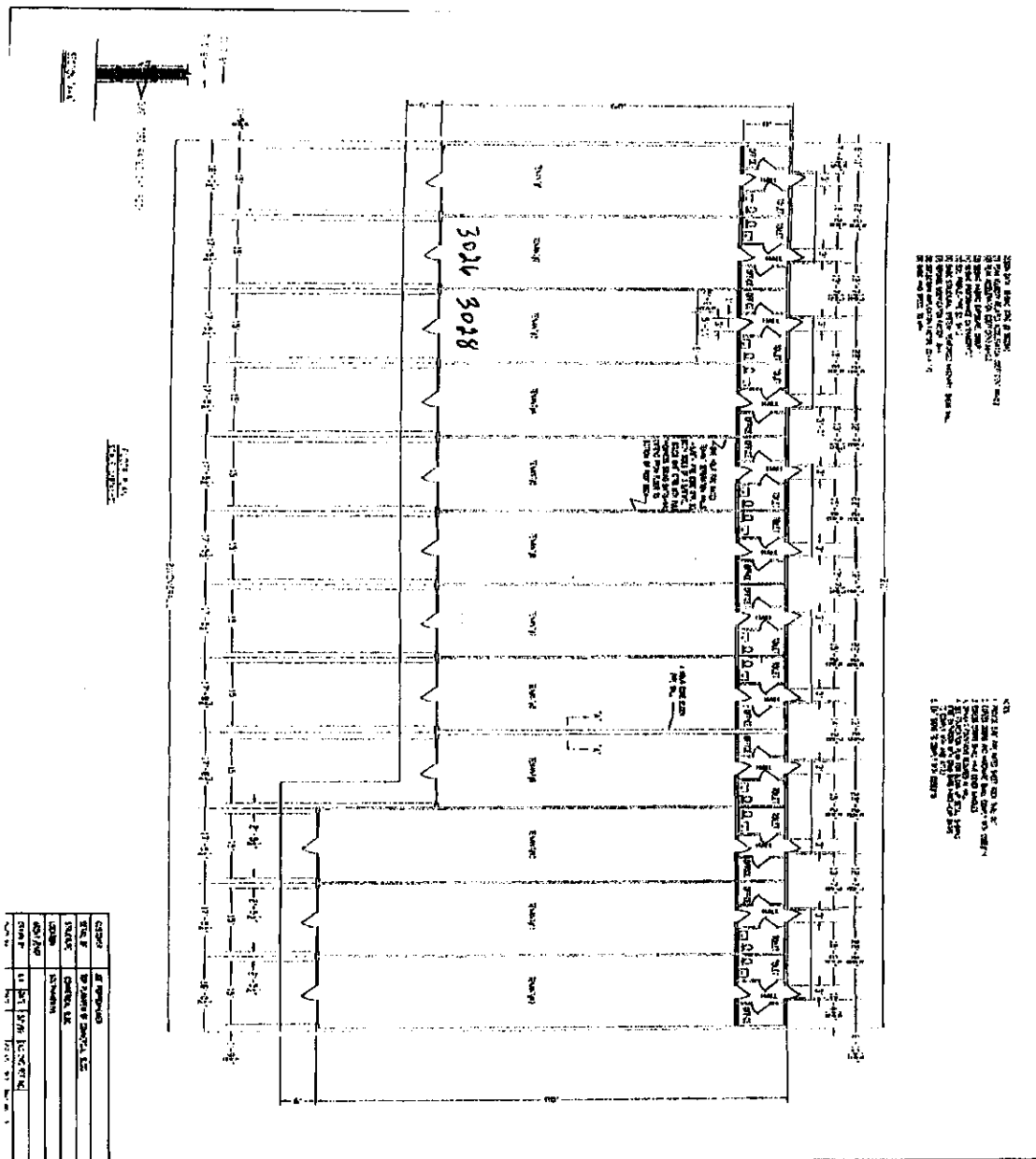


EXHIBIT A

(Description of Land, Mortgaged Lease and Memorandum of Lease)

Store No. 1735
DeSoto County, MS

Sectional Indexing Instructions:

DeSoto County, Mississippi,

Township 1 South, Range 7 West

Section 27